



Planning & Land Use Department

Town of Barrington

PO Box 660

333 Calef Highway

Barrington, NH 03825

603.664.0195

jhuckins@barrington.nh.gov

NOTICE OF DECISION

[Office use only]	Date certified:	As built received: n/a	Surety returned n/a
<p>"Applicant", herein, refers to the property owner, business owner, individual(s), or organization submitting this application and to his/her/its agents, successors, and assigns.</p>			
<p>Proposal Identification: <u>270-2&3 273-49-GR-21Sub (11) (Owner: Anthony Serra)</u> Request by applicant Sal Ragonese to construct an 11-lot Conservation Subdivision with a 690' cul-de-sac and a 9.6 Special Permit at 44 Meadowbrook Drive (Map 270, Lots 2&3 and Map 273, Lot 49) on 58.57 +/- acres in the General Residential Zoning District. BY: Barry Gier, P.E., Jones & Beach Engineers, Inc.; Po Box 219; Stratham, NH 03885.</p>			

<p>Owners: Anthony Serra 44 Meadowbrook Drive Barrington, NH 03825</p> <p>Applicant: Sal Ragonese 21 Boylston Street 38 Brush Hill Road Merrimac, MA 01860 617-899-6255</p> <p>Professional: Barry Gier, P.E. Jones & Beach Engineers, Inc. PO Box 219 Stratham, NH 03885</p>	<p>Dated: January 18, 2022</p>
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Dear applicant:

This is to inform you that the Barrington Planning Board at its January 18, 2022, meeting **CONDITIONALLY APPROVED** your application referenced above.

All of the precedent conditions below must be met by the applicant, at the expense of the applicant, prior to the plans being certified by the Planning Board. Certification of the plans is required prior to commencement of any site work or recording of any plans. Once these precedent conditions are met and the plans are certified the approval is considered final.

Please Note* If all of the precedent conditions are not met within 6 calendar months to the day, by July 18, 2022, the Board's approval will be considered to have lapsed, unless a mutually agreeable extension has been granted by the Board. *Reference 8.2.3 of the Town of Barrington Subdivision Regulations*

Conditions Precedent

- 1)
 - a) Add the owner's signature to the final plan
 - b) Add the wetland scientist stamp & signature to the final plan
 - c) Add State Subdivision Approval Number the Plan

- 2) Add the following plan notes:
 - a) The following items were granted as part of this application:
 - 1) 9.6 Special permit was granted.
 - 2) Additional open space was allowed without meeting the 50% requirements of 6.2.2(3)
 - 3) Variance was granted for 6.2.6 Perimeter Buffer for existing house

- 3) HOA documents to be approved by Town attorney to reference and to reference maintenance operating the stormwater operation annual.

- 4) Any outstanding fees paid to the Town and provide a check for \$25.00 made out to Strafford County Registry of Deeds for LCHIP.

- 5) Final Drawings (a) five sets of black line (b) plus one set of 11"X17" final approved plans must be on file with the Town. Each individual sheet in every set of drawings must be stamped and signed by the land surveyor, engineer, or architect responsible for the plans.
Note. If there are significant changes to be made to the plans, as specified above, one full size check print must be sent to the Land Use Office for review prior to producing these final drawings.

General and Subsequent Conditions

- 1# Current Use subject property or a portion of it is presently in Current Use. The applicant must provide the Town of Barrington Assessing Department current use map and/or other items needed to assure requirements of RSA-79A and the New Hampshire Department of Revenue Administrations Rules are satisfied.

- 2) Proper and complete survey monumentation shall be installed on the properties as a condition to final approval of the application. Iron pins (pipe or rod) are to be placed at all property line corners and angles, and all points of curvature and points of tangency. Monuments for the lot being developed shall be placed not more than 300 feet apart in any straight line. The applicant's surveyor shall certify in writing that the bounds and pins have been installed according to the submitted plan. (*Reference 8.8 of the Town of Barrington Subdivision Regulations*)

(Note: in both sections above, the numbered condition marked with a # and all conditions below the # are standard conditions on all or most applications of this type).

I wish you the best of luck with your project. If you have any questions or concerns, please feel free to contact me.

Sincerely,

John Huckins
Zoning Administrator
cc: File